IRECOM
THE ITALIAN REAL ESTATE COMPANY

ILF
LAW FIRM

BRINGING YOU OFF MARKET OPPORTUNITIES AND LEGAL SECURITY

IRECOM + ILF

Trust, Experience, Innovation

Your capital, protected in Italy through one integrated legal and real estate platform.

IRECOM
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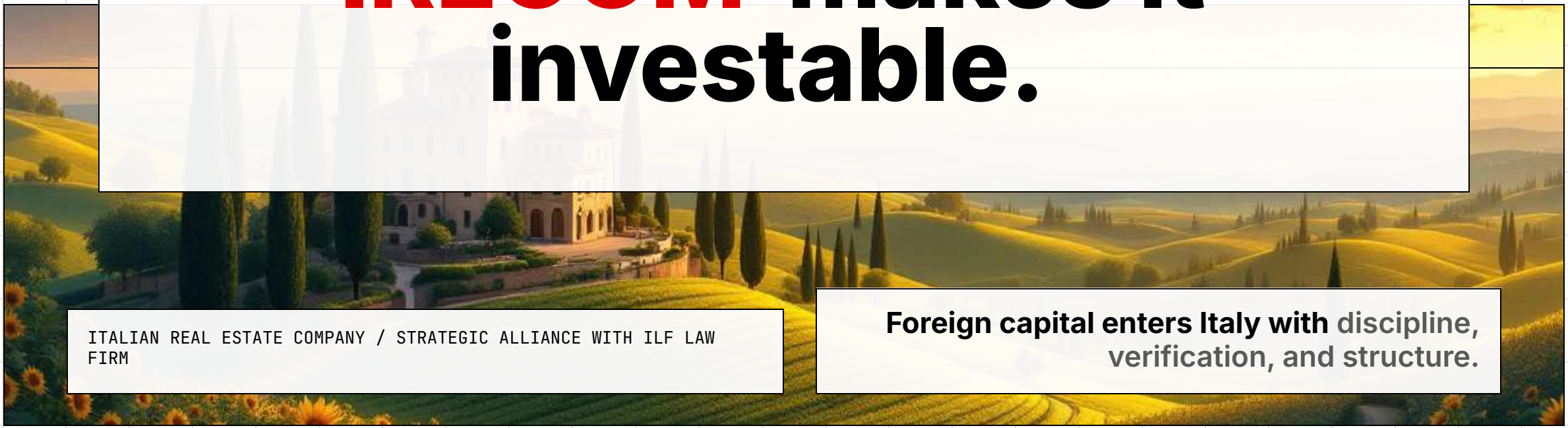
ILF
LAW FIRM

BOARD	ENTITY	STATUS
ESTABLISHED 2021	IRECOM Real Estate & Asset Management	ROLE Foreign investor execution
ESTABLISHED 2002	ILF LAW FIRM Legal Protection	ROLE Exclusive fiduciary defense
ALLIANCE ACTIVE	MODEL Strategic alliance	OUTCOME One accountable platform

ITALY IS FULL OF BEAUTY. IRECOM MAKES IT INVESTABLE.

IRECOM + ILF

Italy is full of beauty. IRECOM makes it investable.



ITALIAN REAL ESTATE COMPANY / STRATEGIC ALLIANCE WITH ILF LAW FIRM

Foreign capital enters Italy with discipline, verification, and structure.

THE REAL QUESTION

Can you buy safely ?

Not just can you buy — can you enter Italy correctly across four fronts: legal, fiscal, cultural, and operational.

LEGAL	FISCAL	CULTURAL	OPERATIONAL
VERIFY	STRUCTURE	NAVIGATE	CONTROL
Title, permits, compliance	**Tax exposure before commitment**	**Local rules and power dynamics**	**Restore, manage, exit cleanly**

FOREIGN CAPITAL
REQUIRES INTEGRATED
DEFENSE

ITALY IS NOT A TRANSACTION. IT IS A FULL LIFE-CYCLE EXECUTION PROBLEM.

FOREIGN INVESTOR RISK SCAN

Four hidden risks foreign investors face

ID	RISK	WHAT HIDES INSIDE
01	**Legal uncertainty**	Title, liens, restrictions
02	**Planning irregularities**	Missing permits, illegal volumes
03	**Tax exposure**	Unclear liabilities, municipal taxes
04	**Operational distance**	No local control after closing

FIELD VIEW / ASSET RISK INSPECTION REQUIRED

WHAT FOREIGN BUYERS DON’T SEE

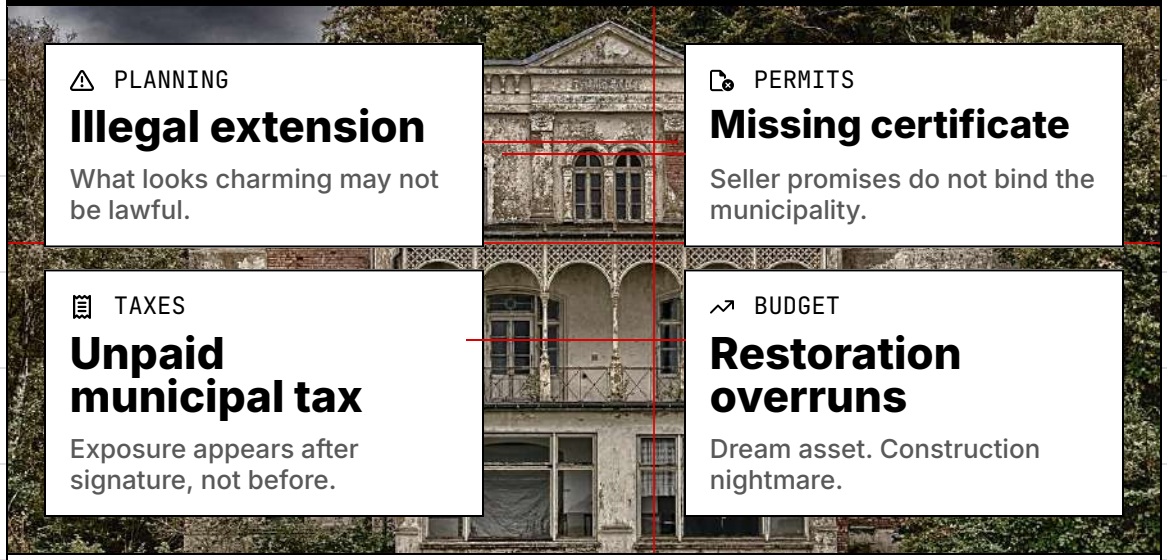
Beauty can hide liability.

The risk is rarely the asset itself.
The risk is entering without an integrated shield.

VISIBLE ASSET — VIEW / FRONT ELEVATION

The villa. The view. The story.

HIDDEN EXPOSURE — SCAN / PRE-SIGNATURE



Verification first. Romance later.

IN ITALY, WHAT YOU DON’T SEE CAN COST MORE THAN WHAT YOU BUY.

THE OPPORTUNITY

Italy is becoming a global capital destination

€12.5B

ITALY 2025

Market volume

23%

YEAR ON YEAR

Growth

58%

CAPITAL MIX

Foreign capital share

PREMIUM REGIONS

Lombardy
FINANCIAL HUB

Tuscany
LIFESTYLE DEMAND

Lazio
ROME ACCESS

Emilia Romagna
INDUSTRIAL STRENGTH

FOREIGN CAPITAL IS MOVING IN. REGION BY REGION.

ITALY IS NOT ONE MARKET

Four regions. Four risk profiles.

Foreign capital needs local intelligence — not generic access to Italy.

READ ITALY REGION BY REGION	
01	**Lombardy is institutional and financial.**
02	**Tuscany is emotional, scarce, and protected.**
03	**Lazio is historic, urban, and complex.**
04	**Emilia Romagna is productive and logistical.**

Lombardy

Financial hub
CBD vacancy around 2%

AVG €/SQM
€4,111

Tuscany

Lifestyle destination
Extreme preservation rules

AVG €/SQM
€2,640

Lazio

Rome opportunities
Piano Casa and urban complexity

AVG €/SQM
€2,592

Emilia Romagna

Logistics and industry
Productive regional base

AVG €/SQM
€2,769

THE INVESTOR WHO TREATS ITALY AS ONE COUNTRY MAKES MISTAKES.

MILANO / FINANCIAL HUB

PREMIUM QUADRANT / 01

Lombardy

Institutional entry point for foreign capital.
Financial, commercial, disciplined.

BOARD	MARKET SIGNAL
DESIGNATION **Region role**	**Italy's financial hub**
CBD VACANCY **Reference**	**Around 2%**
AVG. PRICE **Per square meter**	**€4,111**

ITALY IS NOT ONE MARKET.

REGION / TUSCANY

PREMIUM QUADRANT / LIFESTYLE + PRESERVATION

Tuscany

FIELD	READING
AVERAGE REFERENCE PRICE	€2,640/m²
POSITIONING	Premium lifestyle market
CORE DRIVER	Heritage, beauty, and international demand
KEY CONSTRAINT	Extreme preservation
INVESTOR REALITY	Scarcity supports value.
STRATEGIC IMPLICATION	Restoration and permits must be planned early.

Scarce, emotional, and heavily protected. In Tuscany, heritage value is the asset — and preservation rules are part of the price.

ROME / HISTORIC URBAN FABRIC PHOTO REFERENCE

THE FOUR REGION STRATEGY

Lazio

FIELD	READOUT
AVERAGE REFERENCE PRICE	€2,592 /m²
MARKET CHARACTER	Rome and urban-historic complexity
STRATEGIC ANGLE	Piano Casa opportunities
INVESTOR READ	Political, regulated, opportunity-rich

ITALY MUST BE READ REGION BY REGION.

INDUSTRIAL STRENGTH LOGISTICS CORRIDOR / NORTHERN ITALY

ITALY MUST BE READ REGION BY REGION.

REGION 04

Emilia Romagna

Productive, logistical, and built for operational strength.

SIGNAL	READING	STATUS
PROFILE Regional character	Productive economy	ACTIVE
ADVANTAGE Execution lens	Logistical strength	PRIORITY
REFERENCE PRICE Average / sqm	€2,769	AVG

IRECOM + ILF

An Integrated Investment Platform, Not a Broker

Traditional brokers sell access. IRECOM verifies, structures, permits, and operates the asset.

BEFORE PURCHASE

Due Diligence

TITLE / PLANNING / CADASTRAL / LIENS

BEFORE SIGNATURE

Tax Structuring

SRL / HOLDING / FLAT TAX / POWER OF ATTORNEY

MODEL

One Accountable Platform

BEFORE RESTORATION

Permits & Restoration

CILA
SCIA

21%

CEDOLARE SECCA ELIGIBLE CASES

BEFORE OPERATION

Yield Strategy

KPI PLANS / DYNAMIC PRICING / GUARANTEED RENT

THE INVESTOR DOES NOT NEED TEN ADVISORS.

DUE DILIGENCE

No Romance Before Verification

Beauty can hide liability. The asset is interrogated before commitment.

✓	**Legal ownership title**
✓	**Planning compliance**
✓	**Cadastral conformity**
✓	**Legitimate building status**
✓	**Mortgage and lien exposure**
✓	**Restrictions and heritage constraints**
✓	**Buyer-protective purchase clauses**

ITALY IS FULL OF BEAUTY. IRECOM MAKES IT INVESTABLE.

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VERIFICATION CHECKS BEFORE DESIRE BECOMES COMMITMENT

MANDATE

Verify first.
Sign second.

STRUCTURE

The right asset needs the right vehicle

Decide before the transaction hardens.
Ownership, tax, control, succession.

DECISION GRID	PERSONAL	SRL COMPANY	AGRICULTURAL SRL
BEST FIT	**DIRECT OWNERSHIP** SIMPLE HOLD	**OPERATING ASSET** CORPORATE VEHICLE	**RURAL + HOSPITALITY** AGRITOURISM LOGIC
OPTIMIZES	**Clean personal control** RESIDENCY PLANNING	**Tax, reporting, financing** MULTI-ASSET FLEXIBILITY	**Rural rights and subsidy pathways** OPERATIONAL ALIGNMENT
REQUIRES	**Tax code, bank account, power of attorney if needed**	**Italian SRL setup and investor tax planning**	**Agricultural structure built from day one**
TIMING	**Choose early** NOT AFTER SIGNATURE	**Choose early** BEFORE TERMS HARDEN	**Choose earliest** BEFORE ASSET STRATEGY NARROWS

CAPITAL IS PROTECTED BY THE STRUCTURE AROUND THE ASSET.

OBJECTIVE	TIMING
No dream becomes a construction nightmare	**Certainty before the deed**

IRECOM BUILDING DEPARTMENT

Permits and restoration

We assess path, cost, and feasibility before the investor signs.

PERMIT / STEP	PRE-DEED EVALUATION
CILA LIGHT WORKS	**Administrative pathway check** Verify whether planned interior works can proceed under simplified filing.
SCIA MANAGED FILING	**Technical and municipal review** Architects, engineers, and surveyors test compliance, timing, and execution risk.
BUILD FULL PERMITS	**Building permit feasibility** Confirm whether structural or major restoration works are legally approvable.
EVAL BUDGET + CONSTRAINTS	**Budget, heritage, and coordination** Restoration budgets, hidden constraints, and municipal coordination are exposed before exposure.

CERTAINTY BEFORE THE DEED, NOT AFTER THE DISASTER.

FROM PROPERTY TO PERFORMING ASSET

Yield is modeled. Not assumed.

IRECOM treats the asset like a business — occupancy, taxes, costs, and pricing before return.

01 / DEMAND	02 / TAX	03 / COST	04 / PRICING
MODEL **Occupancy** Tourist, commercial, hospitality demand	MODEL **Tax Impact** Net return before commitment	MODEL **Regional Costs** Local expenses, fees, and operating drag	MODEL **Seasonal Pricing** Monthly revenue logic, not guesswork
KEY INSTRUMENT **Cedolare Secca 21%** Eligible single tourist property	FORECASTING **IMU / TARI** Municipal tax visibility upfront	CHANNEL STRATEGY **Airbnb / Booking** Dynamic pricing and rate control	EXECUTION **Performance or Guaranteed** Two income models, one disciplined plan

GROSS REVENUE IS NOT INVESTOR RETURN.

TOURIST RENTAL, VILLA, OR HOSPITALITY ASSET — TREATED LIKE A BUSINESS.

FROM PROPERTY TO PERFORMING ASSET.

INCOME MODELS

Performance or guaranteed.

The investor chooses variable upside or fixed monthly rent through IRECOM.

OPTION A — VARIABLE

Performance model

Revenue tracks occupancy, pricing, seasonality, and tax impact.

KPI-DRIVEN
TOURIST YIELD

OPTION B — FIXED

Guaranteed rent

A fixed monthly rent option delivered through IRECOM.

PREDICTABLE CASH FLOW
LOWER VOLATILITY

TARGET TO OPERATION

Four phases. No handoffs.

SOURCE AND VERIFY. NEGOTIATE AND PROTECT. FINANCE AND DOCUMENT. CLOSE AND OPERATE.

WEEKS 1–4	WEEKS 4–8	WEEKS 8–16	MONTH 3–5
PHASE 1	PHASE 2	PHASE 3	PHASE 4
Asset ID	**Preliminary Contract**	**Financing**	**Deed**
Due diligence	Deposit secured	Documentation complete	Operational launch
ORIGIN / VERIFICATION	NEGOTIATION / PROTECTION	CAPITAL / DOCUMENTATION	EXECUTION / OPERATION

LEGAL, TECHNICAL, FISCAL, AND COMMERCIAL TEAMS MOVE ON ONE MANDATE.

CONTROLLED ENTRY

Who we serve

Investors seeking certainty, structure, and local protection before exposure.

01 / U.S.

United States citizens

Full acquisition rights through reciprocity. U.S.–Italy tax coordination structured from the start.

02 / UK

British citizens

Confirmed reciprocity after Brexit. ETIAS 2026 guidance and elective residence visa support.

03 / FO + CORP

Family offices & corporate investors

Multi-asset portfolios, SRL structures, fractional ownership, and institutional reporting.

04 / RURAL + YIELD

Agricultural & hospitality investors

Agritourism compliance, agricultural SRLs, rural land rights, and subsidy pathways.

DIFFERENT INVESTORS. ONE NEED: A TRUSTED FIDUCIARY PLATFORM INSIDE ITALY.

IRECOM + ILF LAW FIRM

The Integrated Fortress

One mandate. Legal protection, technical control, and asset management inside the same platform.

UNIT	CREDENTIAL
IRECOM **Real estate & asset mgmt since 2021**	ILF LAW FIRM **Legal protection since 2002**
NETWORK **Florence HQ**	BRANCHES Milan / Rome / Lucca / Versilia / Puglia
MANDATE **No conflicts of interest**	EXECUTION **Internal building dept + full English support**

FIELD VIEW / FLORENCE OFFICE LIVE

PLATFORM

Legal, technical, commercial, and management teams aligned around one investor mandate.

STATUS

ACTIVE

YOUR CAPITAL ENTERS ITALY WITH DISCIPLINE.

JOURNEY CONTROL

Your capital enters Italy with discipline.

NOT AFTER THE RISK. NOT AFTER THE SIGNATURE. THE CONTROL SYSTEM STARTS FIRST.

SEQ	COMMITMENT	TIMING
01	**Capital verified before purchase**	BEFORE PURCHASE
02	**Structure built before exposure**	BEFORE EXPOSURE
03	**Restoration planned before signature**	BEFORE SIGNATURE
04	**Income strategy starts before closing**	BEFORE CLOSING
05	**Management continues after deed**	AFTER DEED

LEGAL. STRUCTURAL. OPERATIONAL. CONTINUOUS.

BOOK YOUR FREE CONSULTATION

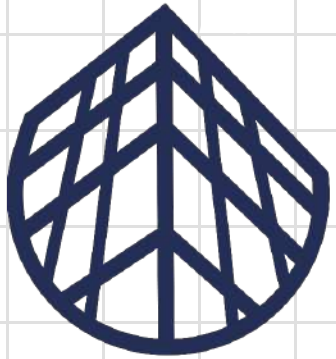
30 minutes. Clear risk.

REVIEW	STATUS
FORMAT **Confidential investment review**	DURATION **30 MIN**
RESPONSE TIME **Guaranteed within 24 hours**	COMMITMENT **No obligation**
ACCESS **English-language guidance**	PRIVACY **100% confidential**

BOOK NOW

Your capital enters Italy with discipline, not improvisation.

BOOK YOUR FREE CONSULTATION



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